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## Notice of Intent To Adopt A Negative Declaration

NOTICE is hereby given that the County of Sacramento, State of California intends to adopt a Negative Declaration for the project described below.

**Title:** Mutual Housing & Habitat for Humanity at 46th Street

**Control Number:** PLNP2020-00054

**Location:** The property is located at the southern terminus of Lang Avenue and 46th Street, approximately 0.3 miles south of 47th Avenue, in the South Sacramento community of unincorporated Sacramento County.

**APN:** 039-0011-013-0000

**General Description:**

A **Tentative Subdivision Map** to divide an approximately 7.1-gross-acre, split-zoned parcel into:  
18 lots for single-family residential uses on approximately 3.6 gross acres in the RD-5 zone.  
2 lots for 108 affordable apartment units on approximately 3.5 gross acres in RD-20 zoning district.

A **Special Development Permit** to allow the following:

Deviation from the minimum setback required from residentially-zoned or property used for residential purposes  
Deviation from the required landscape screening north of the trash enclosure.

A **Design Review** to deviate from minimum covered parking spaces requirements and to comply with the Countywide Design Guidelines.

A **State Density Bonus** to allow for 108 affordable units and for the following incentives:

Deviation from minimum building setbacks (front, rear, and side street).  
Deviation from the required minimum parking spaces.

**Review:**

The review period for the Negative Declaration begins on **11/9/20** and ends on **12/9/20**. The Negative Declaration may be reviewed at [www.per.saccounty.net](http://www.per.saccounty.net) and at the following location:

**Sacramento County  
Office of Planning and Environmental Review  
827 7th Street, Room 225  
Sacramento, California 95814  
(916) 874-6141**

Comments regarding the Negative Declaration should be directed to the Sacramento County Environmental Coordinator and emailed to [CEQA@saccounty.net](mailto:CEQA@saccounty.net) or mailed to 827 7th Street, Room 225, Sacramento, California, 95814. Failure to do so will not preclude your right to testify at a future public hearing for the proposed project. The date, time, and place of the public hearing is presently unknown. A notice providing the date, time, and place of the public hearing will be provided by the hearing body authorized to conduct the public hearing for the proposed project.